

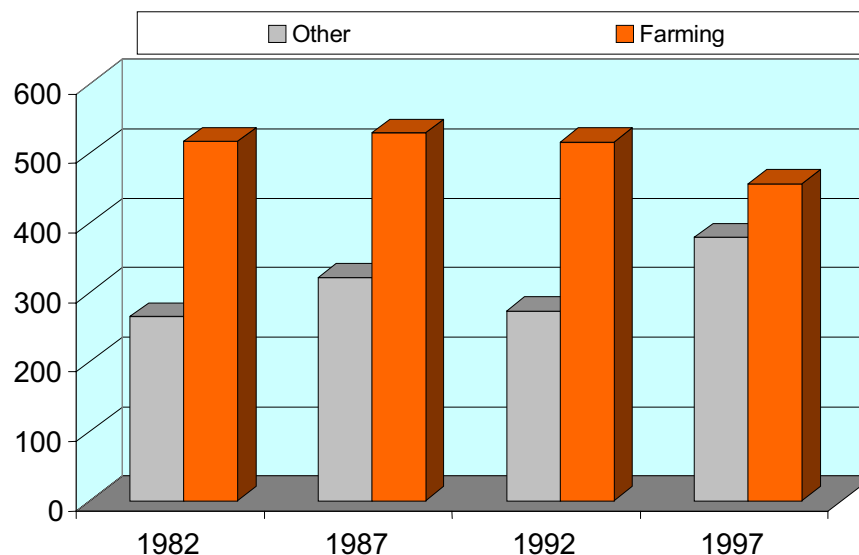
RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

Gallatin County Growth Policy “A Shared Vision for a New Century”

classification includes people who spend more than 50% work time at occupations other than farming.

While the average age of farm operators in Gallatin County matched the state and national averages of 54 years old,¹⁷ the number of traditional full-time farm operators in the county have decreased by nearly 12% since 1982, while operators engaging in “other” occupations have increased by 43%.¹⁸

NUMBER OF FARM OPERATORS BY PRINCIPAL OCCUPATION



Source: U.S. Census of Agriculture

Although the majority of private land in Gallatin County remains in agriculture, the characteristics of agricultural ownership are changing as the number of smaller, part-time farms increases steadily and larger full-time sustainable farms and major producers decline. This shift in farm size also impacts the rest of the local economy which services the industry of agriculture, as discussed in section 1.3 Employment and Income following.

1.2.4 Residential Land Use in Gallatin County

Although the majority of privately owned land remains agricultural, residential land use has been increasing rapidly in Gallatin County. From 1990 through 2000, the Gallatin County Commission gave final approval to 323 minor and major subdivisions containing 3,144 lots. In addition to the final lots created, 611 new lots received preliminary approval in 2000. As

¹⁷ U.S. Census of Agriculture

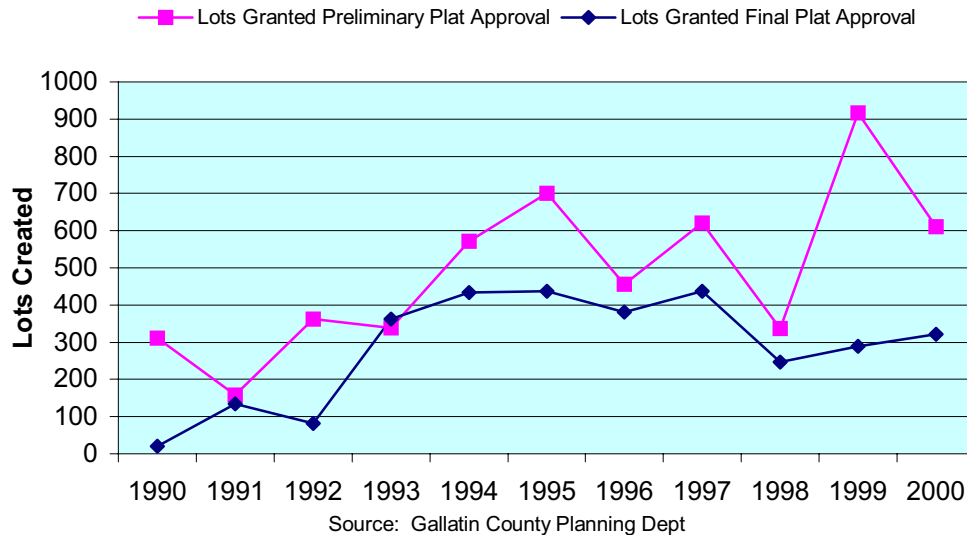
¹⁸ U.S. Census of Agriculture

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population growth continues in Gallatin County, residents can expect to see continued development and subdivision activity, increasing levels of residential land use.¹⁹

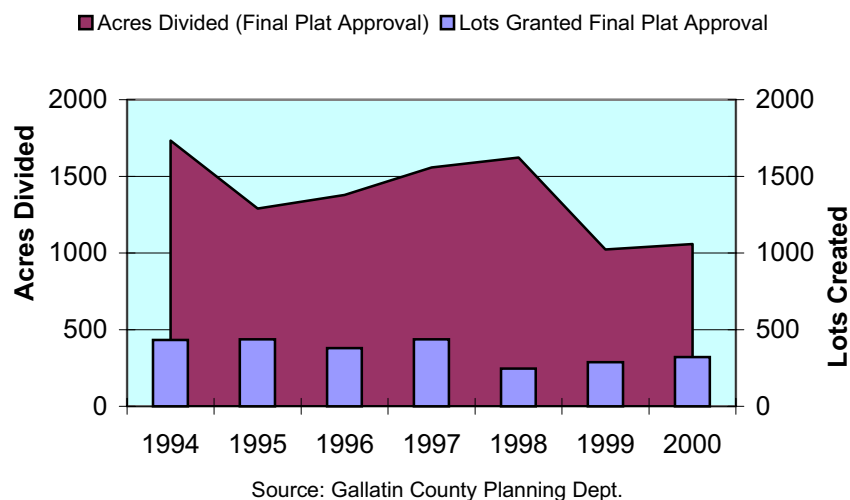
SUBDIVISION LOTS CREATED (1990-2000)



1.2.4.A Land Area Divided Through Subdivision

Current Situation: From 1994 through 2000, more than 9,660 acres were subdivided, resulting in an average lot size of about 3.8 acres. In the County’s jurisdictional area (i.e., outside municipal and the city-county planning jurisdictions), where over 44% of this subdivided land was located, the average lot size was over 4.9 acres.²⁰

LAND DIVIDED THROUGH SUBDIVISION REVIEW (1994-2000)



¹⁹ Gallatin County Planning Department.

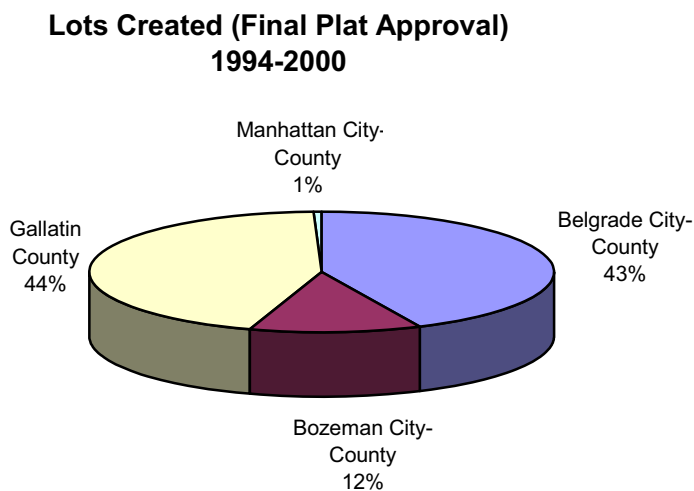
²⁰ Gallatin County Planning Department.

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1.2.4.B Lots Created by Jurisdiction

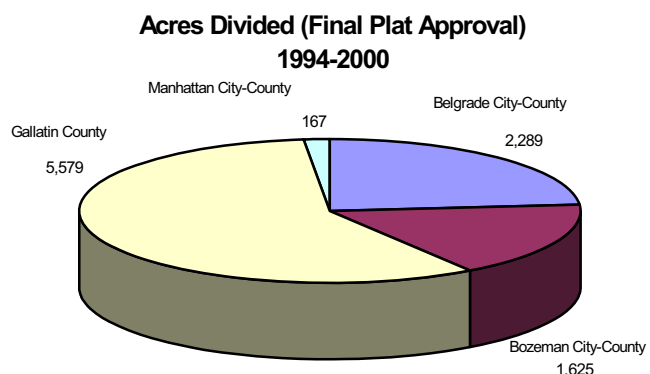
Current Situation: All non-municipal subdivisions must be approved by the Gallatin County Commission. Certain planning boards also have the authority to make recommendations about subdivisions in their jurisdictions. The Belgrade City-County, Manhattan City-County and Bozeman City-County planning jurisdictions are located within a few-mile radius outside those cities’ boundaries.²¹ The remainder of the County is under Gallatin County planning jurisdiction, either under the Gallatin County Planning Board or a “101” planning and zoning district created prior to the Planning Board.



Between 1994 and 2000, 1,095 lots were created within the Belgrade City-County planning jurisdiction, 304 lots were created in the former Bozeman City-County planning jurisdiction, and 16 lots in the Manhattan City-County Planning Jurisdiction, while 1,130 lots were created in the rest of Gallatin County.²²

1.2.4.C Total Acres Subdivided by Jurisdiction

Current Situation: Although Belgrade City-County and Gallatin County produced a similar number of lots in the period from 1994 through 2000, subdivisions in the County accounted for over twice as many acres.²³



²¹ Gallatin County Planning Board assumed jurisdiction of the unincorporated portion of the former Bozeman City-County Planning area in July of 1999.

²² Gallatin County Planning Department.

²³ Gallatin County Planning Department

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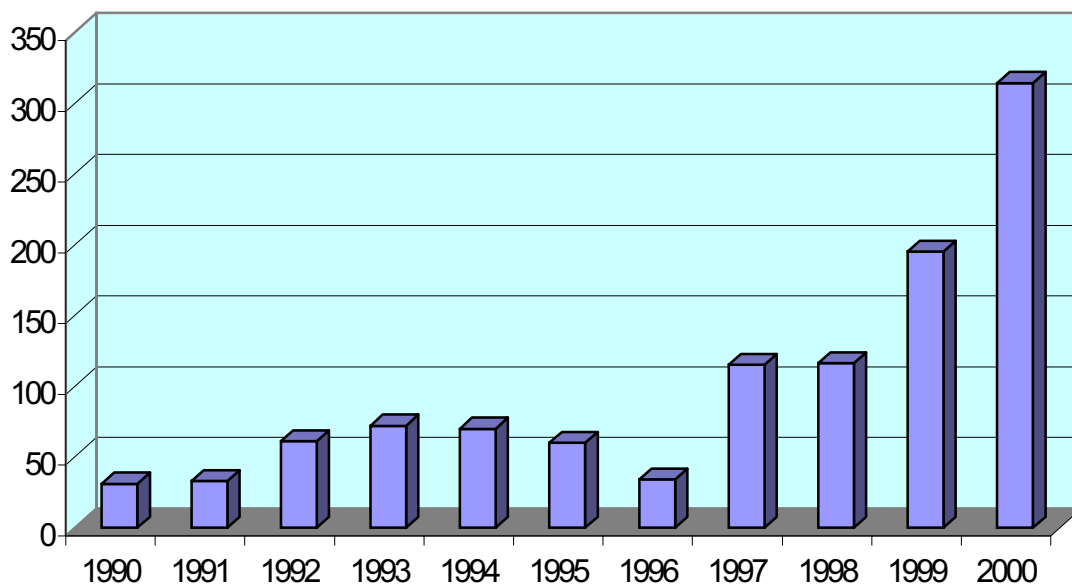
1.2.4.D Land Use Permits Processed by the County Planning Department

Current Situation: Land use permits are only required for construction within one of the county’s 16 zoning districts. Because large areas in the county are not zoned, the number of land use permits measures a combination of zoning and permitting services required for new construction in certain areas, but not the total amount of development occurring within the County.

The number of land use permits processed by the Planning Department has been increasing steadily over the past two decades, and has increased dramatically in the past five years. The number land use permits increased by 61% between 1999 and 2000, and by 423% between 1995 and 2000.²⁴

These significant increases in 1999 and 2000 were the result of 196 land use permits issued in the River Rock Zoning District after the development was reinitialized in early 1999, and the 179 land use permits in the Gallatin County/Bozeman Area Zoning District after the zoning district was transferred into Gallatin County’s jurisdiction in mid-1999.

LAND USE PERMITS 1990-2000



Source: Gallatin County Planning Dept.

²⁴ Gallatin County Planning Department.